

**FLORIDA REAL ESTATE APPRAISAL BOARD
DISCIPLINARY ACTIVITY REPORT**

2023

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
AAA Appraisal Advantage, Inc.	2023-000785	MC 16	New Port Beach, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2022; reprimand; administrative fine of \$1,000.00; investigative costs of \$90.75. Effective 11/03/2023.
AAA Appraisal Management Company, LLC	2023-001726	MC 177	Las Vegas, NV: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$148.50. Effective: 08/11/2023.
Absolute Lending Logistics, LLC	2023-000803	MC 309	Greenwood, IN: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$115.50. Effective: 08/11/2023.
Absolute Value Management, Corp.	2023-000813	MC 220	Boston, MA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$107.25. Effective: 11/03/2023.
Accelerated Appraisal Management Company, LLC	2023-000818	MC 390	Scottsdale, AZ: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$90.75. Effective: 09/07/2023.
All Pro Appraisal Management, Inc.	2023-000830	MC 348	Greenwich, CT: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$107.25. Effective: 11/03/2023.
Altus Group US, Inc.	2023-000859	MC 353	New York, NY: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$90.75. Effective: 09/07/2023.
AMR Appraisals, Inc.	2023-000867	MC 100	San Ramon, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; reprimand; investigative costs of \$82.50. Effective 9/7/20023.
Appraisal Logistics Solutions, LLC	2023-000881	MC 221	Annapolis, MD: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 09/07/2023.
Appraisal Management Group of Florida LLC	2022-036608	MC 229	Ormond Bch., FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$231.00. Effective: 03/02/2023.
Appraisal Management Services of America, Inc.	2023-000912	MC 131	Fountain Valley, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$66.00. Effective: 08/11/2023.
Appraisal Mark, LLC	2023-000930	MC 319	Phoenix, AZ: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$231.00. Effective: 11/03/2023.
Appraisal Marketplace, LLC	2023-000936	MC 381	Plymouth, MA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$132.00. Effective: 09/11/2023.
Appraisal Solutions and Products, LLC	2023-001025	MC 347	Orange, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$140.25. Effective: 09/07/2023.

Appraisal MC, LLC	2023-000947	MC 141	Houston, TX: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 09/11/2023.
Ascend Appraisal Solutions Group, LLC	2023-001609	MC 387	Denver, CO: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 08/11/2023.
Bluebird Valuation, LLC	2023-001606	MC 382	Ft. Lauderdale, FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: reprimand; investigative costs of \$214.50. Effective: 09/07/2023.
Chapman, William	2022-059117	RZ 4233	Portland, ME: Respondent violated Section 475.624(6), Florida Statutes, by having a registration, license, or certification as an appraiser revoked, suspended, or otherwise acted against by any other state. Penalty: suspension until Respondent petitions the Board for reinstatement of his license. Effective: 01/25/2024.
Class Valuation, LLC	2023-001544	MC 342	Troy, MI: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$107.25. Effective: 08/11/2023.
Clear View Valuation Services, LLC	2023-001041	MC 297	Lawrenceville, GA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$239.25. Effective: 11/03/2023.
Clearcapital.com, Inc.	2023-001047	MC 45	Reno, NV: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$173.25. Effective: 08/11/2023.
Collateral Evaluation Services, LLC	2023-001054	MC 53	Roswell, GA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$148.50. Effective: 09/07/2023.
Consolidated Analytics, Inc.	2023-001541	MC 62	Santa Ana, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$165.00. Effective: 09/07/2023.
Core Valuation Management, Inc.	2023-001073	MC 204	Irvine, CA: Respondent neither admits nor denies Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. By stipulation Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$100.00. Effective: 08/17/2023.
Countryside Appraisal Management, Corp.	2023-001075	MC 360	New Rochelle, NY: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$140.25. Effective: 09/07/2023.
Credit Lenders Service Agency, Inc.	2023-000820	MC 240	Gibbsboro, NJ: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 09/07/2023.
Cushman & Wakefield Global Services, Inc.	2023-000827	MC 274	Melville, NY: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$181.50. Effective: 11/03/2023.
Direct Appraisal Management, Corp.	2023-001429	MC 402	St. Charles, IL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 09/07/2023.
Directward Services, LLC	2023-001335	MC 68	Midvale, UT: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$330.00. Effective: 11/03/2023.
Douglas, Charlie	2022-038133	RD 2720	St. Johns, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Scope of Work Rule; Standards Rules 1-1(a), (b) and (c); 2-1(a) and (b); 2-2(a)(ix); 2-3(a); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$1,000.00; investigative costs of \$1,485.00; education: The Appraisal Foundation corrective courses entitled "Missing Explanations"; "Scope of Work; Appraisals and Inspections" and "Ethics, Competency, and Negligence"; probation for 12 months subject to early termination upon completion of all disciplinary obligations. Effective: 08/11/2023.
East2West Valuation Services, Inc.	2023-001385	MC 335	Dana Point, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 11/03/2023.

Elite Evaluations, LLC	2023-001105	MC 340	Los Angeles, CA: Respondent violated Section 475.6245(1)(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, by failing to timely submit the Annual Report and/or AMC National Registry Fee to the Department. Penalty: Count 3 dismissed; administrative fine of \$1,000.00; investigative costs of \$239.25. Effective: 01/25/2024.
First American Mortgage Solutions LLC	2023-001116	MC 264	Santa Ana, CA: Respondent neither admits nor denies Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. By stipulation Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$140.25. Effective: 11/03/2023.
Florida Real Estate Advisors, Inc.	2023-001424	MC 98	Orlando, FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$107.25. Effective: 08/11/2023.
Griggs, Joshua Jordan	2022-021925	RD 8069	Riviera Beach, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-4.010(5), Florida Administrative Code, by failing as the supervisory appraiser to jointly maintain an appraisal experience log with his registered trainee appraiser and by failing to ensure the experience log is accurate, current and complies with the requirements of the registered trainee appraiser's credentialing jurisdiction; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Scope of Work Rule, Standards Rules 2-2(a); Section 475.624(4), Florida Statutes, through Section 455.227(1)(m), Florida Statutes, having made deceptive, untrue, or fraudulent representation in or real to the practice of a profession or employing a trick or scheme in or related to the practice of a profession; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$2,500.00; investigative costs of \$1,270.50; education: The Appraisal Foundation corrective courses entitled: "Appraiser Self-Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; and "Scope of Work; Appraisals and Inspections". Effective date: 09/07/2023.
Home Base Appraisal Management, LLC	2023-001396	MC 197	Sandy, UT: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$115.50. Effective: 09/11/2023.
Karis Management Group, LLC	2023-005827	MC 232	Charlotte, NC: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$148.50. Effective: 09/11/2023.
Keel, Mary K.	2022-043962 2022-043964	RD 7924	Tampa, FL: Respondent neither admits nor denies Respondent violated Section 475.624(6), Florida Statutes, by having had a license acted against by this or any other state, any nation or any possession or district of the United States; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Standards Rules 1-1(a), (b) and (c). Penalty: administrative fine of \$2,000.00; investigative costs of \$1,831.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Scope of Work: Appraisals and Inspections", "Report Certifications: What Am I Signing and Why?"; "Residential Report Writing vs. Form Filling"; attend 1 FREAB meeting; probation for 12 months subject to early termination upon completion of all disciplinary obligations. Effective: 09/18/2023.
King, Roger G.	2023-010335	RD 8239	Dade City, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Competency Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a); 2-1(a); Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$500.00; investigative costs of \$1,320.00; education: The Appraisal Foundation corrective courses entitled "Missing Explanations" and "Sales Comparison Approach Reconciliation"; probation for 6 months subject to early termination upon completion of all disciplinary obligations. Effective: 01/25/2024.
L.A.S. Home Value, Inc.	2023-001421	MC 405	Babylon, NY: Respondent neither admits nor denies Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. By stipulation Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$107.25. Effective: 08/17/2023.
Market Valuation Services, LLC	2023-001404	MC 161	Cumming, GA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 09/07/2023.
Mueller, Jamie L.	2023-028586	RD 7451	Naples, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 11/03/2023.
Nadlan Valuation, Inc.	2023-005860	MC 206	Jackson, NJ: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$181.50. Effective: 11/07/2023.
National Real Estate Information Services of Alabama, Inc.	2022-045541	MC 174	Birmingham, AL: Respondent neither admits nor denies Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. By stipulation Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$297.00. Effective: 08/17/2023.

National Real Estate Information Services of Alabama, Inc.	2023-005872	MC 174	Birmingham, AL: Respondent violated Section 475.6245(1)(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, by failing to timely submit the Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; administrative fine of \$2,500.00; investigative costs of \$346.00. Effective: 01/25/2024.
Nationwide Appraisal Network, LLC	2023-001397	MC 168	Oldsmar, FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$123.75. Effective: 08/17/2023.
Nationwide Valuation Solutions, LLC	2023-005878	MC 225	Hudson, OH: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$214.50. Effective: 09/07/2023.
North Atlantic Appraisal Company, Inc.	2023-005911	MC 369	St. Marion, MA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$214.50. Effective: 09/07/2023.
Northeastern Appraisal Associates Residential, Inc.	2023-005933	MC 24	Amherst, NY: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2022; reprimand; administrative fine of \$1,000.00; investigative costs of \$198.00. Effective 11/07/2023.
Olde City Lending Solutions, LLC	2023-005943	MC 223	Warminster, PA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; reprimand; administrative fine of \$1,000.00; investigative costs of \$222.75. Effective 11/07/2023.
Pendo Management, LLC	2023-005952	MC 82	Lee's Summit, MO: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; reprimand; investigative costs of \$206.25. Effective 9/07/20023.
R3 Appraisal Management LLC	2022-036625	MC 376	Henderson, NV: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$206.25. Effective: 03/02/2023.
R3 Appraisal Management, LLC	2023-022899	MC 376	Henderson, NV: Respondent violated Section 475.6245(1)(l), Florida Statutes, by obtaining or attempting to obtain a license by means of knowingly making a false statement, submitting false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment. Penalty: administrative fine of \$1,500.00; investigative costs of \$206.25; must submit an amended application with full disclosure. Effective: 11/03/2023.
Rapid Appraisal Management System, Inc.	2022-036632	MC 300	Cardiff by the Sea, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$231.00. Effective: 03/02/2023.
Rawle, Richard S.	2022-026882	RD 1289	Elizabethton, TN: Respondent violated Section 475.624(6), Florida Statutes, by voluntarily surrendering his Pennsylvania real estate appraiser license in lieu of disciplinary proceedings. Penalty: suspension for 4 years; investigative costs of \$552.75. Effective: 03/02/2023.
RBH Appraisal Management LLC	2023-005834	MC 199	Missouri City, TX: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$379.50. Effective: 11/03/2023.
Real Estate Valuation Partners, LLC	2023-005919	MC 40	Toledo, OH: Respondent violated Section 475.6245(1)(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, by failing to timely submit the Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; investigative costs of \$255.75. Effective: 01/25/2024.
Robey, Richard John	2022-013007	RD 6981	Palm Springs, FL: Respondent neither admits nor denies Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Standards Rules 1-1(b) and (c); 1-4(a) and (b)(ii); 1-5(a) and (b); 2-2(b)(xi); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation Respondent agreed to the following penalty: Count 3 dismissed; administrative fine of \$500.00; investigative costs of \$1,815.00; education: The Appraisal Foundation corrective courses entitled "Report Certifications: What Am I Signing and Why?"; "Ethics, Competency, and Negligence"; probation for 12 months subject to early termination upon completion of all disciplinary obligations. Effective: 08/11/2023.

RRR Appraisal Services Management, Inc.	2023-005868	MC 343	Salt Lake City, UT: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$231.00. Effective: 11/09/2023.
RRR Appraisal Services, Inc.	2023-005863	MC 339	Lake City, UT: Respondent violated Section 475.6245(1)(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, by failing to timely submit the Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$255.75. Effective: 01/25/2024.
Sawhill, Phillip	2022-059277	RD 3219	Land O' Lakes, FL: Respondent violated Section 475.624(4), Florida Statutes, violating chapter 455, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report to the board within 30 days after the licensee is convicted or found guilty or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.624(5), Florida Statutes, by having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction that directly relates to the activities of a licensed or certified appraiser that involves moral turpitude or fraudulent or dishonest conduct; Section 475.624(8), Florida Statutes, by being confined in any county jail, postadjudication; is confined in any state or federal prison or mental institution; or through mental disease or deterioration, can no longer safely be entrusted to deal with the public or in a confidential capacity; and Section 475.624(9), Florida Statutes, for failing to inform the board in writing within 30 days after pleading guilty or nolo contendere to, or being convicted or found guilty of, any felony. Penalty: revocation of certified residential real estate appraiser license. Effective: 01/25/2024.
Settlementone Valuation LLC	2022-036636	MC 352	Indianapolis, IN: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$231.00. Effective: 03/02/2023.
Siegrist, Robert D.	2022-048822	RD 7143	Palm Bay, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Ethics Rule; Scope of Work Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a); 2-1(a); Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.624(4), Florida Statutes, by violating Sections 475.622(1), 475.623 and or Section 475.629, Florida Statutes, by failing to include his license designation next to his signature, failing to register his company with DBPR and failing to maintain all documentation in his workfile. Penalty: administrative fine of \$1,000.00; investigative costs of \$1,320.00; education: The Appraisal Foundation corrective courses entitled "Missing Explanations"; "Assignment Conditions, Elements and Results" and "Sales Comparison Approach Reconciliation"; probation for 12 months subject to early termination upon completion of all disciplinary obligations. Effective: 11/07/2023.
Southeast FL Real Estate Appraisal, Co.	2023-005874	MC 253	Hollywood, FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$168.30. Effective: 09/11/2023.
Southeastern Evaluation, LLC	2023-005876	MC 239	Greenville, SC: Section 475.6245(1)(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, by failing to timely submit the Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; administrative fine of \$1,000.00; investigative costs of \$168.30. Effective: 01/26/2023.
Stewart Valuation Services LLC	2022-045679	MC 259	Wilmington, DE: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$214.50. Effective: 03/02/2023.
Swiger, Bob	2022-024282	RD 2880	Mount Dora, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Scope of Work Rule and Standards Rules 1-1(a), (b) and (c); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$2,000.00; investigative costs of \$1,270.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", "Scope of Work: Appraisals and Inspections", probation for 12 months subject to early termination upon completion of all disciplinary obligations. Effective: 09/11/2023.
Timely Management Services, Inc.	2023-005883	MC 358	New Port Richey, FL: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: reprimand; investigative costs of \$105.60. Effective: 09/07/2023.
Tip Top Appaisal, Inc.	2023-005889	MC 294	Palmdale, CA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: administrative fine of \$1,000.00; investigative costs of \$100.65. Effective: 08/11/2023.
Trunion Appraisal Services, LLC	2023-005900	MC 205	Dayton, OH: Respondent neither admits nor denies Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. By stipulation Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$46.20. Effective: 08/17/2023.

Validata Lender Services, LLC	2023-001387	MC 181	Rockville, MD: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: reprimand; investigative costs of \$165.00. Effective: 09/18/2023.
Vanguard Appraisal Management, Inc.	2023-005905	MC 244	Rockville Center, NY: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; reprimand; investigative costs of \$214.50. Effective 09/07/2023.
Vargas, Junior	2022-044795	RD 7653	Miami, FL: Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Scope of Work Rule, Ethics Rule; Section 475.624(4), Florida Statutes, by knowingly concealing any information relating to violations of Section 475.626(1)(f), Florida Statutes. Penalty: administrative fine of \$6,000.00; investigative costs of \$1,320.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; "Scope of Work: Appraisals and Inspections"; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective date: 11/07/2023.
Vazquez, Ariel J.	2022-060257	RD 6669	Orlando, FL: Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-4.010(2)(c), Florida Administrative Code, by failing to simultaneously inspect a property with his trainee; Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-4.010(10), Florida Administrative Code, by failing to include the required trainee statement when the trainee contributes to the appraisal report; Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Ethics Rule; Scope of Work Rule. Penalty: administrative fine of \$5,000.00; investigative costs of \$1,122.00; education: The Appraisal Foundation corrective courses entitled "Ethics, Competency, and Negligence"; "Assignment Conditions; Elements and Results" and "Appraiser Self Protection: Documentation and Record Keeping"; probation for 12 months without eligibility for early termination. Effective: 01/26/2024.
Vetterra, LLC	2023-005909	MC 364	Lenexa, KS: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2021 and 2022; reprimand; administrative fine of \$1,000.00; investigative costs of \$198.00. Effective 11/07/2023.
Wallace, Bruce E.	2022-051936	RD 3219	Tampa, FL: Respondent violated Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board within 30 days after the licensee pled no nolo contendere of a crime in any jurisdiction in 2008; Section 475.624(9), Florida Statutes, by failing to inform the board in writing within 30 days after pleading nolo contendere to and adjudicated guilty of a felony in 2002. Penalty: administrative fine of \$2,000.00; investigative costs of \$585.75. Effective: 09/07/2023.
Westfall, Phillip A.	2022-042673	RD 7294	Brandon, FL: Section 475.624(5), Florida Statutes, by being convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction that directly relates to the activities of an appraiser or that involves moral turpitude or fraudulent or dishonest conduct; Section 475.624(8), Florida Statutes, for being confined in any county jail, postadjudication or in a state or federal prison. Penalty: license revoked. Effective: 09/07/2023.
Witherby, Earl D.	2023-016182	RZ 239	Melbourne, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 09/25/2023.
Your Appraisal Partner, Inc.	2023-005915	MC 307	Talking Rock, GA: Respondent violated Section 475.6245(d), Florida Statutes, through Rule 61J1-2.0025(2), Florida Administrative Code, for failing to timely submit an Annual Report and/or AMC National Registry Fee to the Department. Penalty: suspension until Respondent submits an Annual Report and/or AMC National Registry Fee for 2022; reprimand; investigative costs of \$214.50. Effective 09/07/2023.